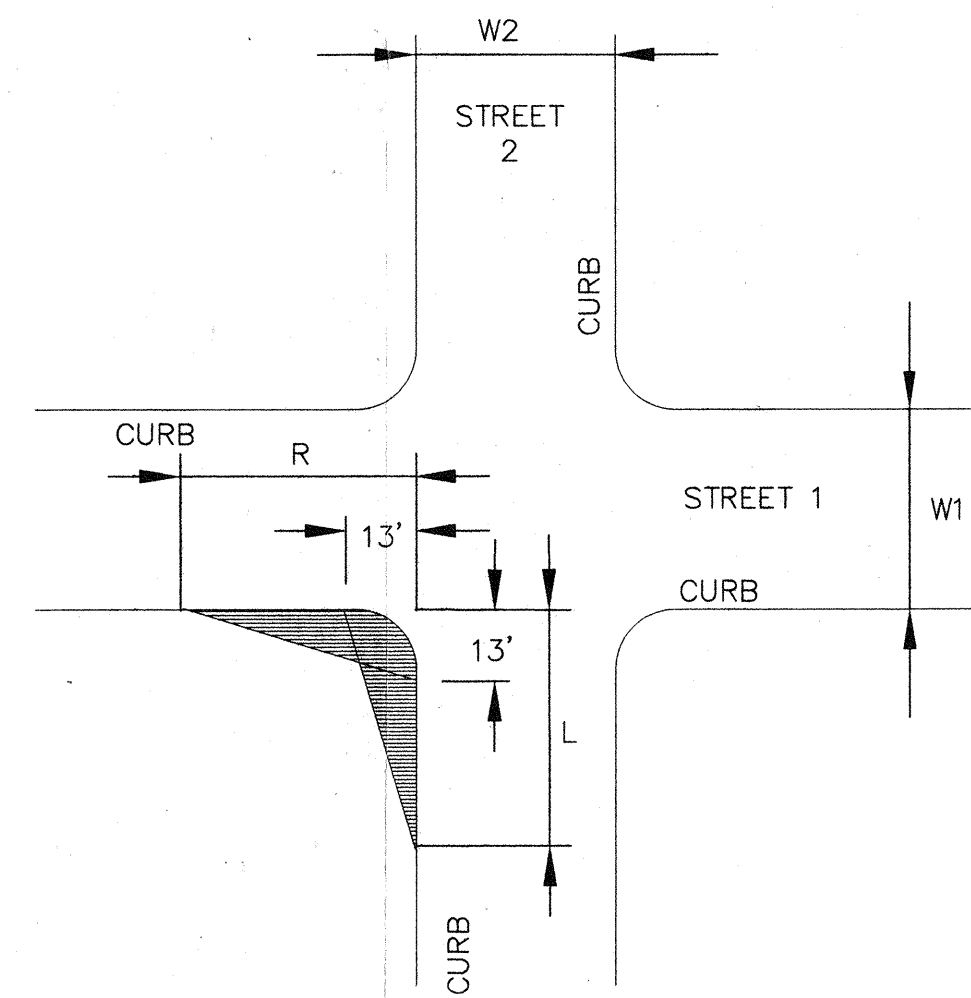
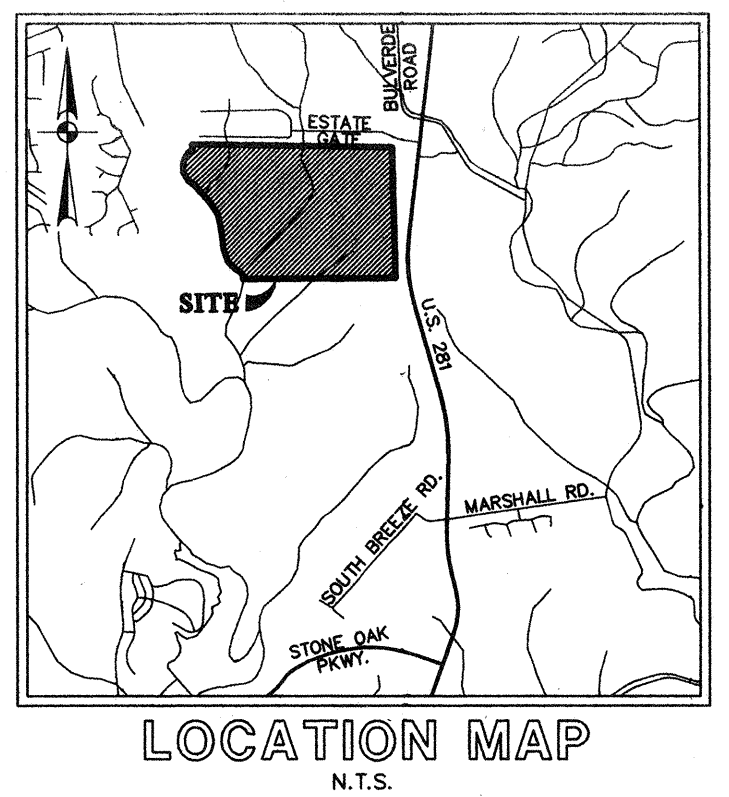
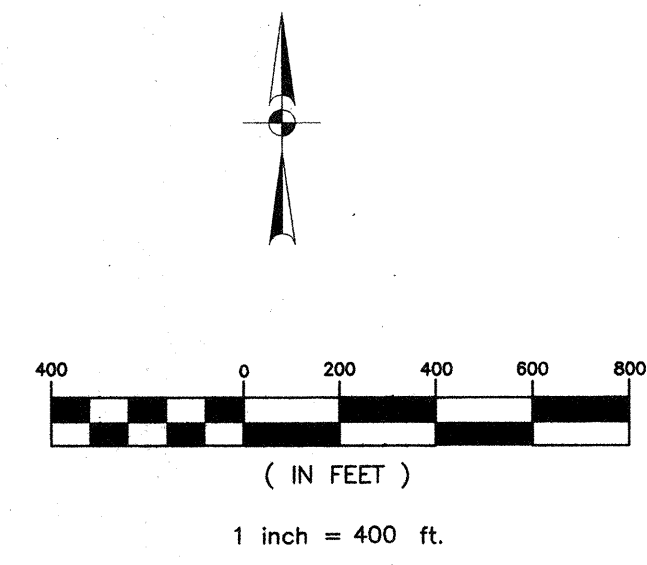


**REVISION STATEMENT:**  
 OLIVER RANCH WAS PREVIOUSLY SHOWN ON P.O.A.D.P. #458 AS A GOLF COURSE DEVELOPMENT WHICH WAS SUBMITTED BY GOLF COURSE ARCHITECTS-LAND PLANNERS. THIS REVISION IS BEING SUBMITTED TO SHOW THE CHANGE IN LAND USE INTO RESIDENTIAL AND COMMERCIAL AS BEING SUBMITTED BY PAPE-DAWSON ENGINEERS.

- LEGEND:**
- PUD
  - POADP
  - ② PROPERTY OWNER INFORMATION
  - ⊙ SENSITIVE FEATURE—WELL
  - ⊙ SENSITIVE FEATURE—CAVE
  - ⊙ GATED ENTRY. DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR EACH TRACT.
  - 8" HIGH PERIMETER FENCE



**CLEAR VISION AREA CALCULATION**

NOT-TO-SCALE

$$R = 0.65(SD_1) - (W1/2 + K_0)$$

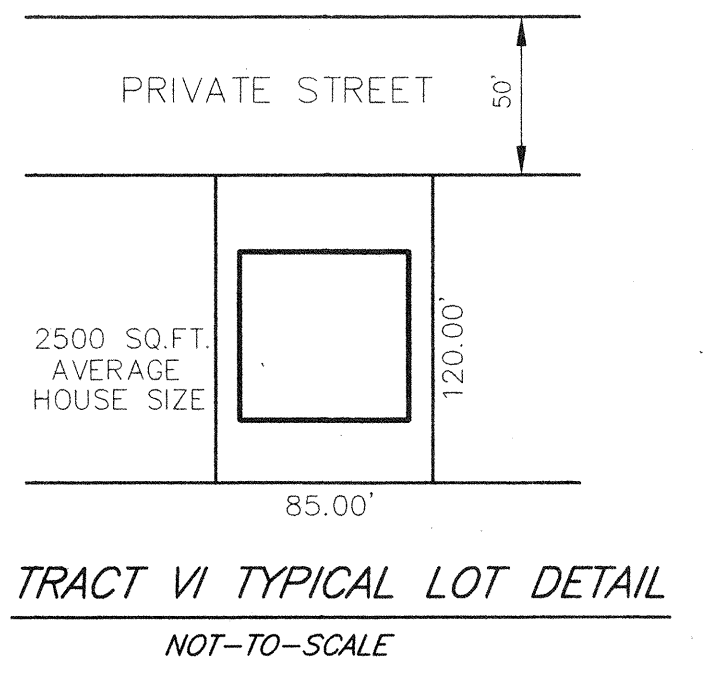
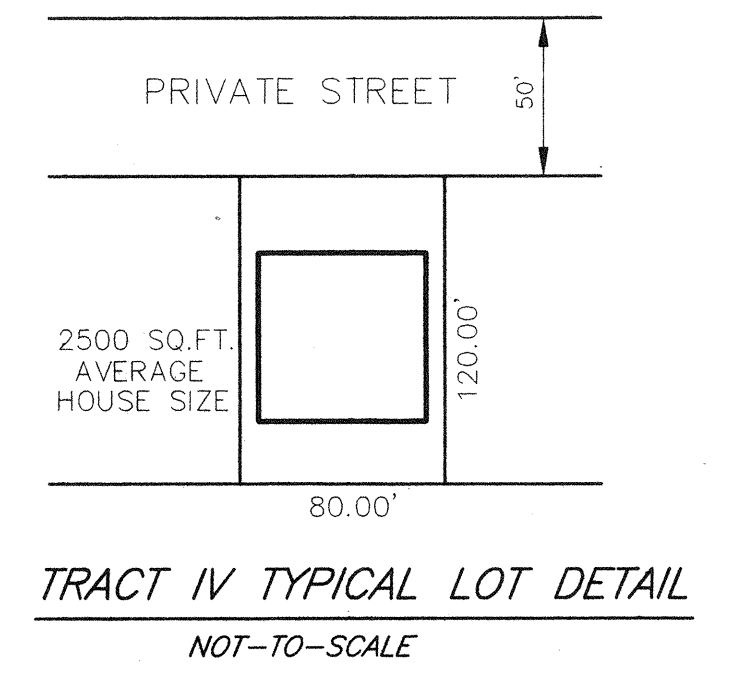
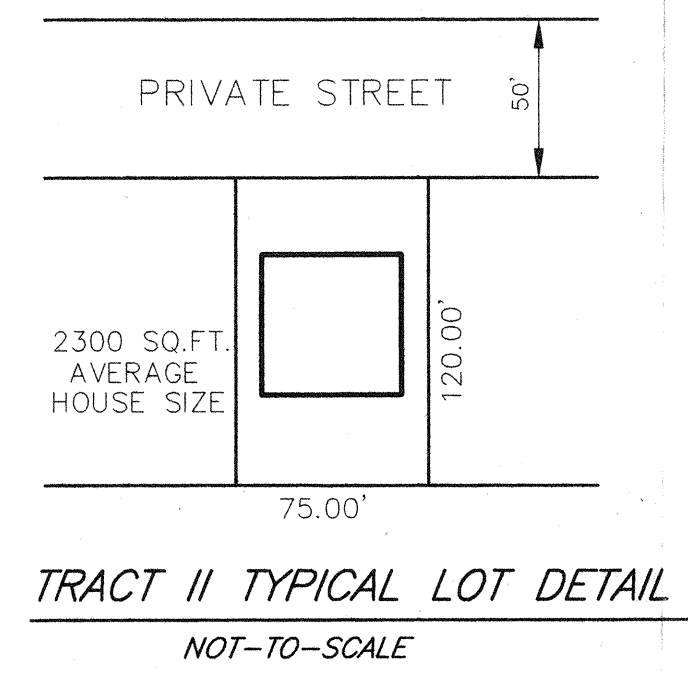
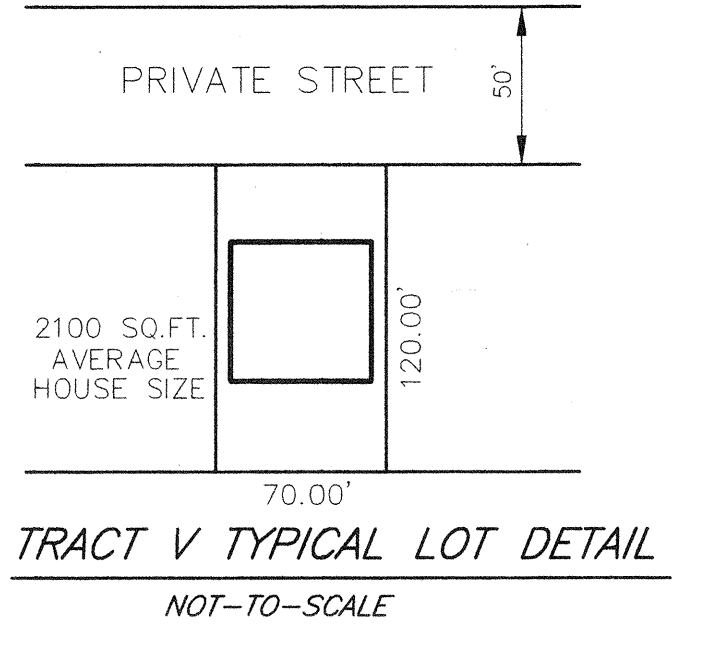
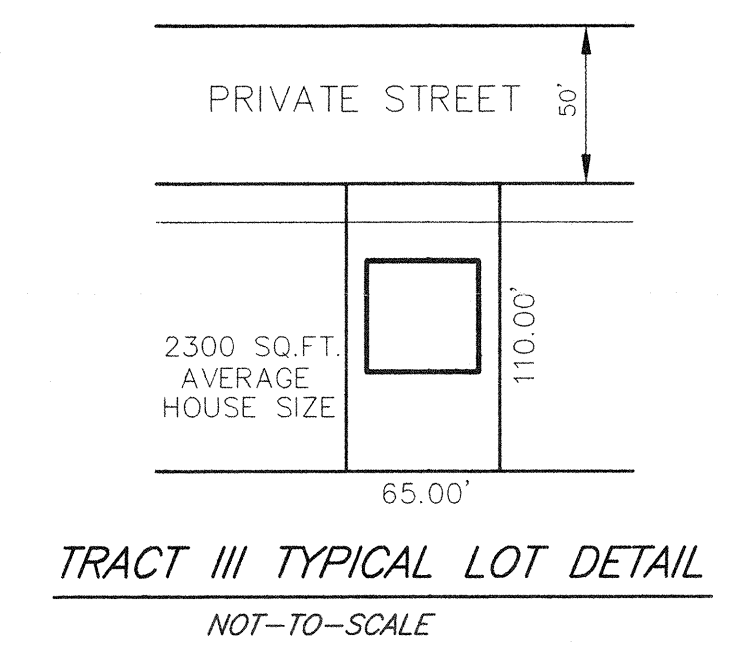
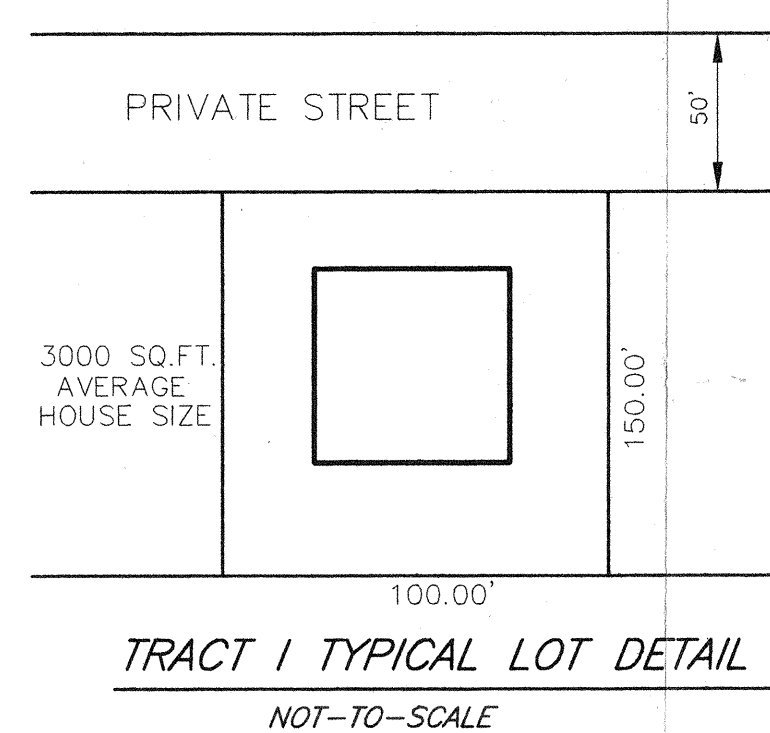
$$L = \frac{13(SD_2)}{13 + W1/2 + K_0} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$

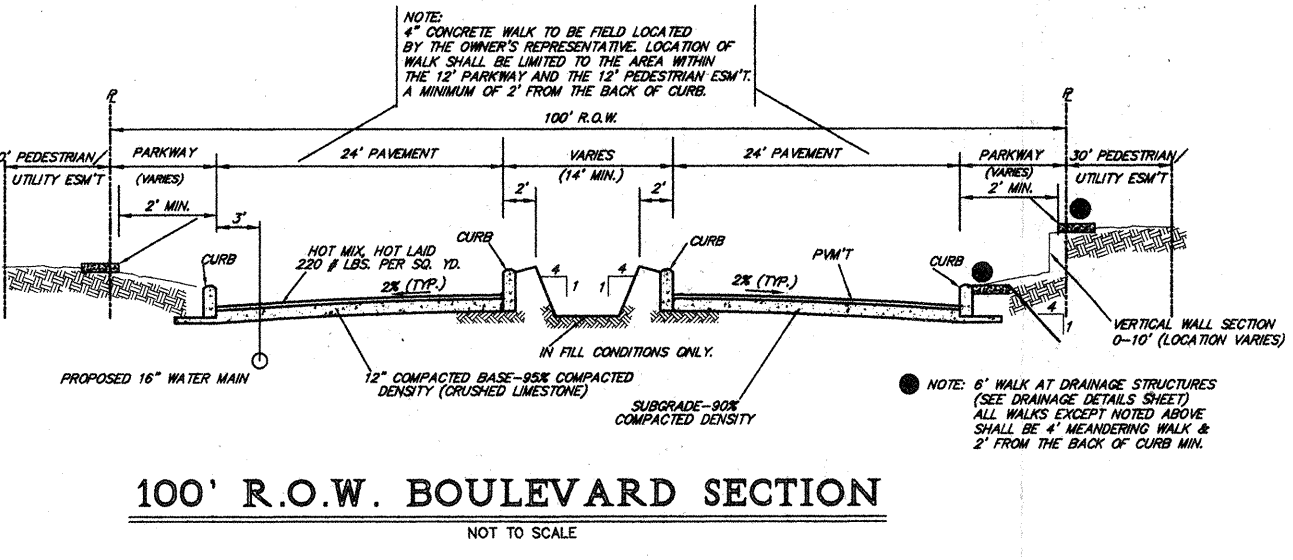
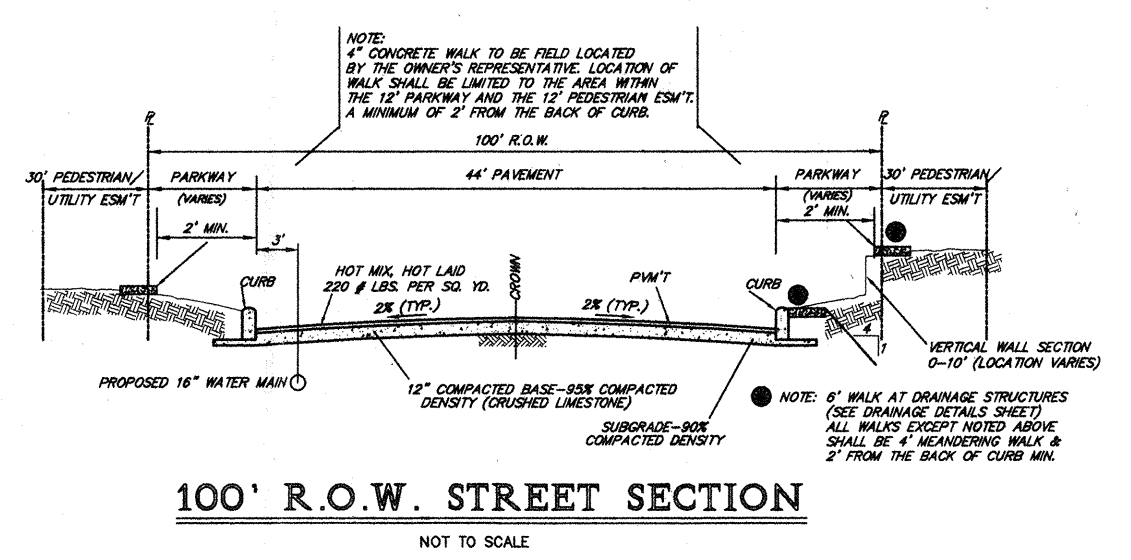
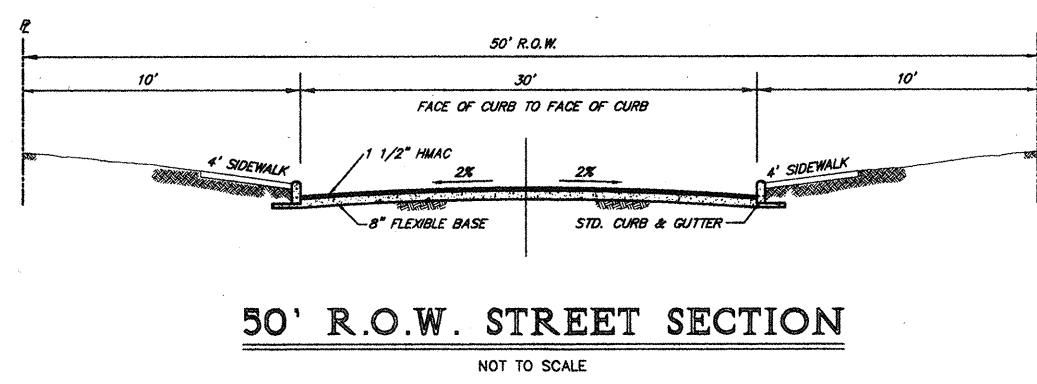


NOTE:  
 20' FRONT SETBACK  
 5' SIDE YARD SETBACK

GATE DETAIL NOTE:  
 GATED ENTRY FOR EACH TRACT WILL VARY. REFERENCE CONSTRUCTION DOCUMENTS FOR DETAILS.

OPEN SPACE TO RATIO AND DENSITY TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	28,842,383	662	N/A
BUILDING COVERAGE AREA	8,890,173	204	30.8
OTHER (STREET)	3,789,720	87	13.1
OPEN SPACE	16,162,490	371	56.0

NUMBER OF RESIDENTIAL LOTS 1,812  
 AVERAGE HOME SIZE (SQ. FT.) 2,431  
 DENSITY (SINGLE FAMILY UNITS PER ACRE) 2.74



DEVELOPER:  
 DENTON DEVELOPMENT CO.  
 AGENT: LLOYD A. DENTON, JR.  
 11 LYNN BATTS LN., SUITE 100  
 SAN ANTONIO, TEXAS 78218  
 PHONE: (210) 828-6131  
 FAX: (210) 828-6137

PAPE-DAWSON ENGINEERS

**OLIVER RANCH**  
**PUD/POADP PLAN**  
 JOB NO. 459.05 DATE: DECEMBER 28, 1999

PLAN HAS BEEN ACCEPTED BY  
 COBA [Signature]  
 Jan 21, 2000 (Date)  
 If no plans are filed, plan will expire  
 On July 22, 2001  
 3rd plat filed on

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010





# CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: 08/12/99 Name of POADP: Oliver Ranch  
Owners: Denton Development Co. Consulting Firm: Pape-Dawson Engineers, Inc.  
Address: 11 Lynn Batts Lane, #100 Address: 555 E. Ramsey  
San Antonio, TX San Antonio, TX  
Zip Code: 78218 Zip Code: 78216  
School District: CISD Phone: (210) 375-9000  
Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: 7 ☐ Yes ☐ No  
San Antonio City Limits? ☐ Yes ☒ No  
Council District: \_\_\_\_\_  
Ferguson map grid 451-C7

*West side of  
281 N. 1<sup>st</sup> South  
of Bulwer Rd*

Land area being platted:	Lots	Acres
Single Family (SF)	<u>1,884</u>	<u>623.37</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>8</u>	<u>65.68</u>

Is there a previous POADP for this Site? Name Oliver Ranch No. 458

Is there a corresponding PUD for this site? Name No No. \_\_\_\_\_

Plats associated with this POADP or site? Name Arroyo Cristal Subdivision No. 960247

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Tom Carter, P.E.

Signature: 

Date: \_\_\_\_\_

Phone: (210) 375-9000

Fax: (210) 375-9010

RECEIVED  
99 AUG 17 PM 3:54  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

PAGE 1 OF 2

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8½ x 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☐ the POADP ☐ does not ☒ does about State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is not ☒ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: LLOYD A. DENTON, JR.

Signature: \_\_\_\_\_

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED June 4, 1999





# CITY OF SAN ANTONIO

January 21, 2000

Tom Carter  
Engineer  
Pape Dawson Engineers, Inc.  
555 E. Ramsey  
San Antonio, TX 78216

Re: Oliver Ranch

POADP # 662

Dear Mr. Carter,

The City Staff Development Review Committee has reviewed Oliver Ranch Subdivision Preliminary Overall Area Development Plan # 662. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar Co. Public Works will require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.

Mr. Carter  
Page 2  
January 21, 2000

- I would encourage you to work closely with the school district, so that they can plan accordingly.
- It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. For information about these requirements you can contact Building Inspections at 207-7587.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

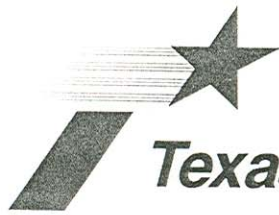
Sincerely,



Emil R. Monciyais AIA, AICP  
Director of Planning

EM/EAC  
Enclosure

cc: Andrew J. Ballard, P. E., City Engineer



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

September 3, 1999

**P.O.A.D.P. REVIEW**

Oliver Ranch

Located on US 281 North, south of Bulverde Road

P.O.A.D.P. Reviewed for:

Comments

## Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

## R.O.W. Requirements

At the time of platting, TxDOT WILL RECOMMEND A 100'-150' SETBACK AND RESERVATION OF RIGHT OF WAY, FOR FUTURE HIGHWAY WIDENING. Additionally, 50' right of way flares will be required at the intersection of the proposed collector street and US 281.

## Access Limits/Restrictions

The property identified as "Commercial 6.5 acres" is eligible for a maximum combined total of three access points. The properties identified as "Commercial 3.47 acres" & "Commercial Lot 17.22 acres" are each eligible for a single access point. Locations of access points shall be as directed by "Regulations For Access Driveways to State Highways".

## WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

**ADDITIONAL COMMENTS:** There are four existing *temporary median crossover* on US 281 within the boundaries of this development. No additional median crossovers will be permitted within these limits, and the existing median crossover will not be relocated. Future expansion plans for US 281 will include grade separations at Marshall Road, the future Wilderness Oak extension and Bulverde Road. As these future expansion plans are implemented, all temporary median crossovers will be removed.

As discussed in the meeting of September 3, 1999, between TxDOT, Pape-Dawson Engineers and the developers of Oliver Ranch, acceleration and deceleration lanes will be required at the intersection of Oliver Ranch Boulevard and US 281. Median separation of ingressing and egressing traffic from Oliver Ranch Boulevard will also be required.

*Judy Friesenhahn*

Judy Friesenhahn, P.E.

Advanced Project  
Development Engineer





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage  
✓ ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Bexar County Public Works

FROM: J. Jay – Planning

Date 8-23-99

POADP NAME: OLIVER RANCH

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-3-99 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Signature

SR-ENSR. Assoc.  
Title

1-18-00  
Date



City of San Antonio  
Planning Department  
Subdivision Section

RECEIVED AUG 26 1999

# REQUEST FOR REVIEW of POADP

TO:

☐ Public Works:   ⇒ Streets & Traffic   ⇒ Drainage

☒ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection *W/B*

☐ Bexar County Public Works

FROM: J. Jay - Planning

Date 8-23-99

POADP NAME: OLIVER RANCH

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-3-99 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*J. Jay*

Signature

*City Architect*

Title

*9/2/99*

Date



**CITY OF SAN ANTONIO**  
**Public Works Department**

Interdepartment Correspondence Sheet

TO: Jeanette Jay, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Oliver Ranch PUD / POADP Level 3 T.I.A.

Date: January 19, 2000

The Engineering and Traffic Division has reviewed the Level-3 Traffic Impact Analysis for the Oliver Ranch PUD / POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing, several general office buildings and two neighborhood convenience stores. based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual and the Parsons Transportation Group, this development is estimated to generate up to 2,448 peak hour trips. These trips will be distributed onto the proposed secondary arterial *Overlook Pkwy*, the extension of Canyon Golf Rd., and U.S. 281.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced numbers of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.



Robert W. Opitz, P.E.  
Chief Engineer Development  
Review and Drainage

Approved by:



Andrew J. Ballard, P.E.  
City Engineer

December 29, 1999

RECEIVED  
99 DEC 30 PM 2:11  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



Mr. Emil R. Moncivais, AIA, AICP  
City of San Antonio  
Planning Department  
P.O. Box 839966  
San Antonio, TX 78283-3966

Re: Oliver Ranch  
P.O.A.D.P./P.U.D. Plan

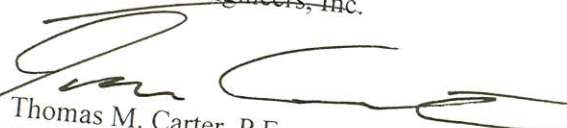
Dear Mr. Moncivais:

In response to your meeting with representatives of Denton Development Co. and Pape-Dawson Engineers on December 6, 1999, we are submitting a revised P.O.A.D.P./P.U.D. plan for the above referenced subdivision.

This plan reflects an updated lot layout, density, and phasing plan. It also represents modifications to the tract entries for VA and I.

Please contact me if you have any questions with your review of this document. We hope that the above mentioned modifications will be sufficient for you to complete your approval of this plan.

Sincerely,  
Pape-Dawson Engineers, Inc.

  
Thomas M. Carter, P.E.  
Sr. Engineering Manager

cc: Mr. Dan Kossel - Denton Development

4593\05\WORD\LETTER\991227A1

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | [info@pape-dawson.com](mailto:info@pape-dawson.com)



# Denton Communities

*...developing a difference.*

## MEMORANDUM

TO: Mr. Bill Telford  
Planning Manager

Via Fax: 207-4441

FROM: Laddie Denton

DATE: August 26, 1999

RE: Oliver Ranch Tract POADP

When we last talked, I was ahead of myself on this POADP. However, you should have it and as soon as you are ready, we would like to set up a meeting with you and staff to discuss the projects and some of the difficulties we are having with the planning process on this property. Please consider and let me know when a meeting is appropriate and/or I'll check back with you next week. Thank you.

FACANDICEWPDAT82699

## Jeannette Jay

---

**From:** Edward Guzman  
**Sent:** Tuesday, December 07, 1999 8:51 AM  
**To:** Emil Moncivais; Roderick Sanchez  
**Cc:** Jeannette Jay; Luz Gonzales; Elizabeth Carol  
**Subject:** Dec. 6th meeting

Attendees - Gene Dawson, Rick Wood, Dixie Watkins, Dan Kossel, Laddie, Bill Telford, Bob Optiz, Jay, and Ed

**Jay, if this report is not your understanding, please correct .**

Items discussed :

Fossil Creek - issue connectivity to the north boundary - Gene will amend plan to show stub as recommended

Oliver Ranch - issue internal connectivity - consensus is that proposed public collector street provides the connectivity that is sought ( same concept as Rogers Ranch ) ~~as proposed~~

Oliver Ranch Pedestrian Plan - issue lack of information - Dixie will amend plan to show reason for placement of walks along north side of thoroughfare. Reason for not placing walks on southside is due to steep topography and construction of standard walk will also desecrate area ( damage tree and surrounding vegetation ). Applicant proposes to construct asphalt path instead of standard walk because material does not require the excavation necessary to construct concrete walks. Laddie will also submit copy of HOA maintenance agreement for these walks. City will not maintain .

Rogers Ranch - issue connectivity for future development located north of CPS transmission easement and East/West thoroughfare needs - consensus is to plan two access points onto the proposed thoroughfare and dedicate required ROW and request variance to road construction. variance is a result of non construction of subject thoroughfare section located to the west and abutting the Graystone and Bible Study properties.

*Thanks Edward Guzman*



DENTON DEVELOPMENT COMPANY, INC.

001546

REFERENCE NO.	DESCRIPTION	INVOICE DATE	INVOICE AMOUNT	DISCOUNT TAKEN	AMOUNT PAID
Invoice: Oliver Rnch. POADP					370.00
8/10/99	1546	CITY OF SAN ANTONIO			\$370.00

DENTON DEVELOPMENT COMPANY, INC.  
1919 OAKWELL FARMS PARKWAY, STE. 125-A  
SAN ANTONIO, TEXAS 78218  
(210) 828-6418

FROST NATIONAL BANK  
SAN ANTONIO, TEXAS

001546


1546  
CHECK NO.

Aug 10, 1999 \*\*\*\*\*\$370.00  
DATE AMOUNT

Memo:

Three Hundred Seventy and 0/100 Dollars  
CITY OF SAN ANTONIO

POADP OLIVER RANCH

GENERAL ACCOUNT  
  
AUTHORIZED SIGNATURE

⑈001546⑈ ⑆114000093⑆ 61 0144029⑈

Security features are included. Details on back.

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1586653

AMT ENCLOSED

AMOUNT DUE 370.00  
INVOICE DATE 8/25/1999  
DUE DATE 8/25/1999

50-04-5573  
DENTON DEVELOPMENT CO.  
1919 OAKWELL FARMS PKY 125-A  
S.A. TX. 78218

PHONE: 000 - 0000

POADP  
OLIVER RANCH

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
8/25/1999	1586653	50-04-5573	8/25/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

PAID

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 08/24/1999	08/24/1999		CK# 001546	OLIVER RANCH
END	08/24/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

↓



# TRANSMITTAL



RECEIVED

99 AUG 17 PM 3:52

**To:** Elizabeth Carol  
City of San Antonio Planning

**Date:** August 16, 1999

**Re:** Oliver Ranch Unit – P.O.A.D.P.

QUANTITY	DESCRIPTION
15	Blueline - Oliver Ranch P.O.A.D.P.
1	P.O.A.D.P. Application
1	Check#001546 – (\$370.00)

*If enclosures are not as noted, kindly notify us at once.*

☐ For Approval    ☒ For Your Use    ☐ As Requested    ☐ For Review and Comment

**COMMENTS** Ms. Carol,

We are submitting the above mentioned for P.O.A.D.P review.

Please call us if you have any questions. Thank you.

**From:** Johnny G. Martinez  
**For:** Tom Carter  
**cc:** Corres. File

**Project No.:** 4593.70  
(1.0)

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com